

CITY OF ALAMO HEIGHTS

**PLANNING AND ZONING COMMISSION
MINUTES**

The Planning and Zoning Commission held its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Monday, February 2, 2009, at 5:30 p.m.

Members Present were:

Tom McGaughy, Chairman	Ed Kopplow
Kenneth Zuschlag, Acting Chairman	Lane Mitchell
Marsha Krassner	Steven McAllister
La Unah Cuffy	Lori Becknell
John Grable	Thomas Pre Ball
Mike Reyna	

Members Absent:

Steve Dutton

Also present:

Ann McGlone, Community Development Director
Gracie Flores, Community Development Representative
Kathy Rodriguez, Community Development Coordinator

The meeting was called to order by Mr. McGaughy at 5:40 p.m.

Mr. Kopplow made a motion to approve the minutes from September 15, 2008. It was seconded by Mr. Zuschlag.

The motion was approved with the following votes:

For: McGaughy, Zuschlag, Krassner, Grable, Reyna, Kopplow, Mitchell, McAllister, Becknell, Ball

Against: None

**CASE NO. 317
105 Montclair Ave**

Mr. James Lifshutz, Lifshutz Company, LP, explained that the property is adjacent to the rear of Coopers Meat Market on the west and a multi-family complex zoned 2F-C to the east. Mr. Lifshutz informed the Commission that the property had been on the market for a little over a year. Ms. Krassner asked about the type of businesses that were anticipated to occupy the space. Mr. Lifshutz explained that he envisioned lawyers, accountants, or other low intensity establishments with a maximum of two tenants. Ms. Laura Theurer, 139 Wildrose, asked if the house located next to Keyvan Rugs was visible from the applying property. Mr. Lifshutz stated that it was. Mr. Charles Noble, 6002 Broadway, stated that he had no problem with rezoning but was concerned about the design of the front parking area. There was extensive discussion on whether or not the applicant would be able to meet the 6 on-site parking places required in O-1 districts. There was in depth

discussion about the possibility of future owners changing the character of the property if it were to be re zoned for office use or potentially demolishing the existing structure.

A motion was made by Mr. Kopplow in the matter of Case Number 317 to recommend approval to City Council of O-1 with the obligation to provide the City a 1'-0" no-build easement on the western edge of the property. It was seconded by Mr. Mitchell.

The motion was approved with the following votes:

For: McGaughy, Zuschlag, Krassner, Cuffy, Grable, Reyna, Kopplow, Mitchell, McAllister, Becknell, Ball

Against: None

STAFF REPORT

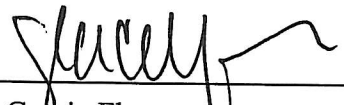
Ann McGlone discussed the table topics and highlights from the Comprehensive Plan Design Workshop that was held January 17, 2009.

The meeting was adjourned by Mr. McGaughy.

THE PROCEEDINGS OF PLANNING AND ZONING ARE ALSO RECORDED ON COMPACT DISC. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.


Tom McGaughy, Chairman

3/2/09
Date Signed


Gracie Flores
Recording Secretary